

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

614/2 CONNAM AVENUE CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,292,500

Property type

Other

Suburb

Clayton

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

502/2 CONNAM AVENUE CLAYTON VIC 3168	\$580,000	12-Feb-26
903/864 BLACKBURN ROAD CLAYTON VIC 3168	\$603,000	13-Jan-26
813/868 BLACKBURN ROAD CLAYTON VIC 3168	\$600,000	02-Mar-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 April 2026


**502/2 CONNAM AVENUE
CLAYTON VIC 3168**
 2  2  -

 Sold Price **\$580,000** Sold Date **12-Feb-26**

 Distance **0km**

**903/864 BLACKBURN ROAD
CLAYTON VIC 3168**
 2  2  1

 Sold Price ^{RS} **\$603,000** Sold Date **13-Jan-26**

 Distance **0km**

**813/868 BLACKBURN ROAD
CLAYTON VIC 3168**
 2  2  -

 Sold Price **\$600,000** Sold Date **02-Mar-26**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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